

E 417600
N 98800

25 VAN ZANT STREET CONDOMINIUM

EASEMENT FOR TEMPORARY ACCESS TO STATE RAILROAD RIGHT OF WAY AND CONSTRUCTION EASEMENT ACQUIRED. SAID EASEMENT TO AUTOMATICALLY TERMINATE UPON COMPLETION OF THE PROJECT, UNLESS SOONER RELEASED BY THE STATE. TEMPORARY EASEMENT TAKEN UNDER THIS PARAGRAPH WILL BE RESTORED BY PAVING ANY DISTURBED AREAS. ACCESS AREA = 17,775 SQ. FT.

EASEMENTS FOR TEMPORARY WORK AREAS FOR THE PURPOSE OF CONSTRUCTION ACTIVITIES DURING THE CONSTRUCTION OF SUBSTATION NO. 537 ACQUIRED. SAID EASEMENTS TO AUTOMATICALLY TERMINATE UPON COMPLETION OF THE PROJECT, UNLESS SOONER RELEASED BY THE STATE. TEMPORARY EASEMENTS TAKEN UNDER THIS PARAGRAPH WILL BE RESTORED BY RETURNING THE AREA TO ITS ORIGINAL CONDITION.
WORK AREA NO. 1 = 7,182 ± SQ. FT.
WORK AREA NO. 2 = 1,923 ± SQ. FT.
WORK AREA NO. 3 = 1,518 ± SQ. FT.

NOTES:

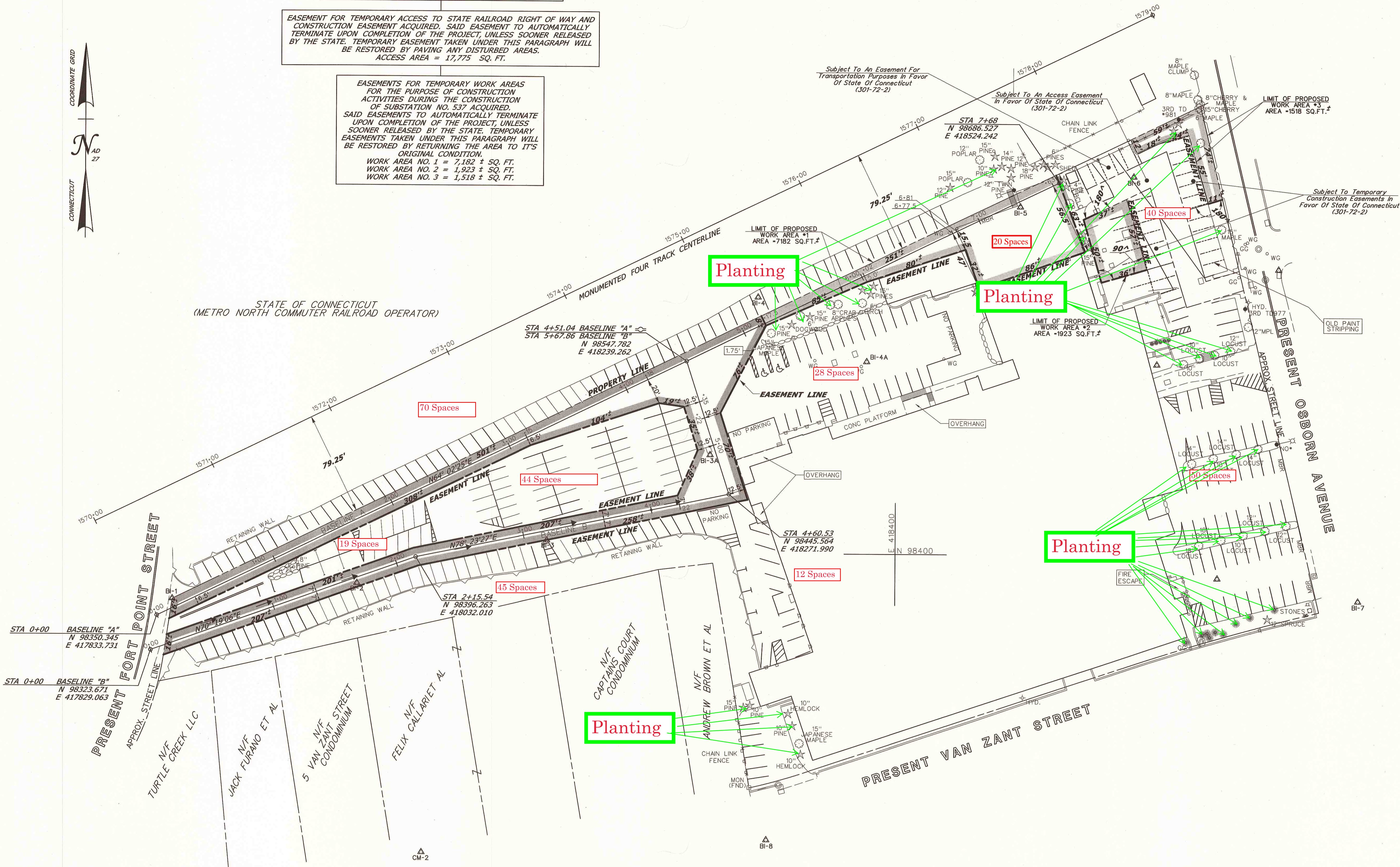
- THIS SURVEY AND MAP HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THROUGH 20-300B-20, AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996. IT IS A RIGHT OF WAY SURVEY AND IS INTENDED TO DEPICT THE LIMITS OF PROPERTY TRANSACTION FOR THE PROJECT REFERENCED HEREON. THE BASE LINE FROM WHICH THIS PROPERTY TRANSACTION IS REFERENCED CONFORMS TO CLASS A-2 HORIZONTAL ACCURACY.
- THE FEATURES DEPICTED ARE THE RESULT OF THE GENERAL LOCATION SURVEY FOR THE PROJECT OR AS REFERENCED HEREON.
- THE PROPERTY AND STREET LINES DEPICTED CONFORM TO CLASS D ACCURACY. THEY HAVE BEEN COMPILED FROM VARIOUS SOURCES AND ARE NOT TO BE CONSTRUED AS NECESSARILY BEING THE RESULT OF A FIELD SURVEY, NOR DO THEY REPRESENT A PROPERTY/BOUNDARY OPINION.
- TOPOGRAPHY FROM FIELD OBSERVATIONS BY CONN.D.O.T. DISTRICT 3 SURVEYS MAY 11, 2012. F.B. 604, PG. 59-72.

REFERENCES:

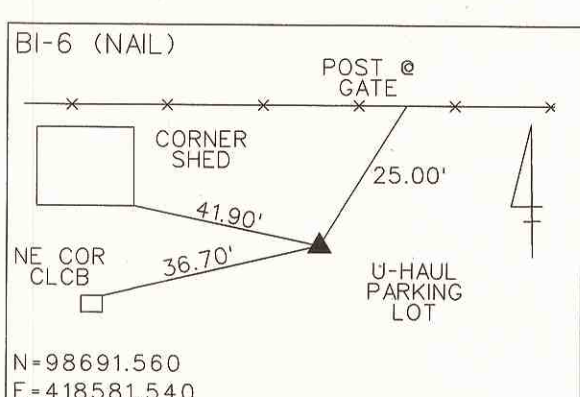
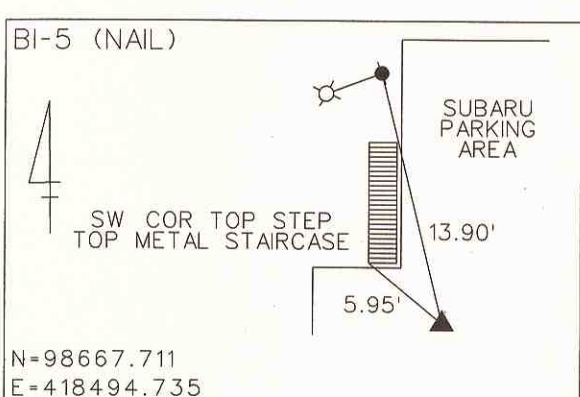
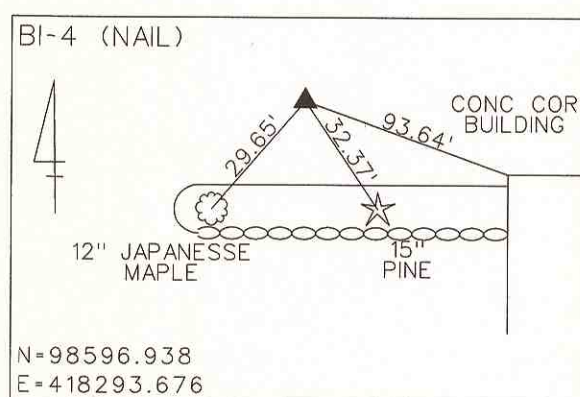
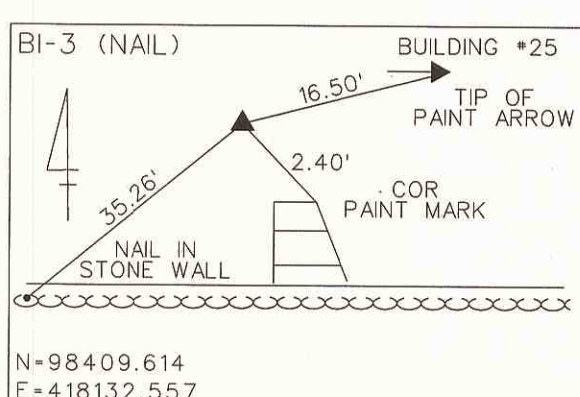
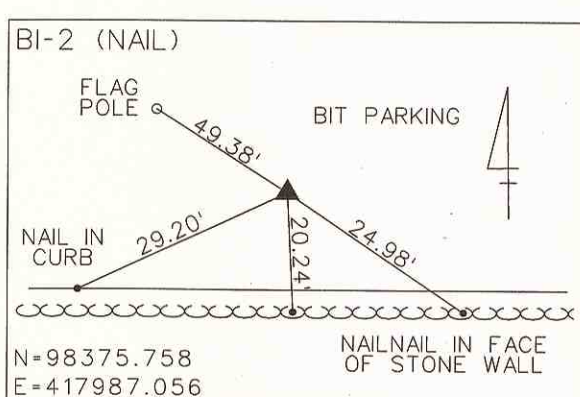
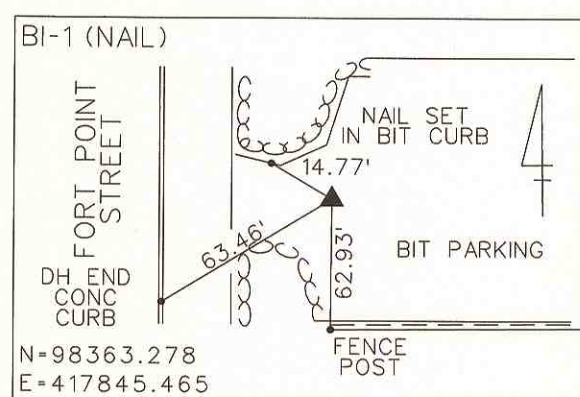
- MAP ENTITLED "MAP OF PROPERTY PREPARED FOR 25 VAN ZANT STREET ASSOCIATES, NORWALK, CONNECTICUT", SCALE 1"=30', DATED MARCH 11, 1978. PREPARED BY GREGORY SURVEYORS (MAP NO. 8561 N.L.R.).
- MAP ENTITLED "MAP OF PROPERTY PREPARED FOR REVEREND WILLIAM SMITH NORWALK, CONNECTICUT", SCALE 1"=20', DATED AUGUST 21, 1987. PREPARED BY GREGORY SURVEYORS (MAP NO. 10440 N.L.R.).
- MAP ENTITLED "UNIT NUMBERING AND PARKING PLAN OF PROPERTY PREPARED FOR 5 VAN ZANT STREET CORPORATION, NORWALK, CONNECTICUT", SCALE 1"=20', DATED JUNE 30, 1989. PREPARED BY CLEMENT J. ARCAMONE LAND SURVEYORS. (MAP NO. 10894 N.L.R.).
- MAP ENTITLED "MAP PREPARED FOR FELIX F. CALLARI, JOHN CASALE, NORWALK, CONNECTICUT", SCALE 1"=20', DATED JULY 12, 1991. PREPARED BY WILLIAM W. SEYMOUR & ASSOCIATES, P.C. (MAP NO. 11138 N.L.R.).
- MAP ENTITLED "PROPERTY OF HAT CORPORATION OF AMERICA, SITUATED AT THE CORNER OF VAN ZANT STREET AND FORT POINT STREET, NORWALK, CONN.", SCALE 1"=20', DATED JAN. 12, 1966. PREPARED BY RYAN AND FAULDS LAND SURVEYORS. (MAP NO. 6655 N.L.R.).
- MAP ENTITLED "RIGHT OF WAY AND TRACK MAP, THE NEW YORK NEW HAVEN AND HARTFORD R.R. CO. OPERATED BY THE NEW YORK NEW HAVEN AND HARTFORD R.R. CO. FROM WOODLAWN TO NEW HAVEN, STATION 1551+20 TO STATION 1604+00" SCALE 1"=100', DATED JUNE 30, 1915. PREPARED BY THE OFFICE OF THE VALUATION ENGINEER, BOSTON MASS.
- CONNDOT BRC FILE NO. 301-0072-2 AND 301-0072-2A.

BASELINE B

FROM	TO	BEARING	DISTANCE
STA 4+60.53	STA 5+67.86	N 17°-45'-14" W	107.33'



C-2397



328 Parking Spaces

SCALE IN FEET
40 0 40 80

DRAWN BY RRC
DATE 5/30/12
CHECKED BY VGH
DATE 6/26/12

File: 3010072002.PMB

VOID WITHOUT LIVE SIGNATURE AND EMBOSSED SEAL
ORIGINAL ON POLYESTER FILM

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

PLS #18824
TOWN NO. 102
PROJECT NO. 301-0072
SERIAL NO. 28
SHEET 1 OF 1
DATE 3/1/13
TOWN OF NORWALK
ROBERT J. BARON, P.L.S.
MANAGER - SURVEY OPERATIONS

RIGHT OF WAY SURVEY
TOWN OF NORWALK
MAP SHOWING EASEMENT ACQUIRED FROM
25 VAN ZANT STREET CONDOMINIUM
BY
THE STATE OF CONNECTICUT
DEPARTMENT OF TRANSPORTATION
25 VAN ZANT STREET AT
FORT POINT STREET AND OSBORN AVENUE
SCALE 1"=40'
THOMAS A. HARLEY, P.E.
MAY 2012
CHIEF ENGINEER - BUREAU OF ENGINEERING AND CONSTRUCTION